



Smiths  
your property experts

# Plot 14

## Woodhouse Meadows

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- 'Golden Brick' self-build opportunity
- Five bedrooms and three bathrooms
- Open-plan 'living' kitchen and a utility room

### Woodhouse Meadows

We are excited to announce the launch of this 'Golden Brick' self-build opportunity at 'Woodhouse Meadows', a unique and bespoke development of 30 detached executive homes situated on the edge of the beautiful 'National Forest', near the highly regarded Leicestershire market town of Ashby-de-la-Zouch.

Purchasers have the opportunity at this early stage to instruct the construction firm responsible for building the open sale homes to complete the build at a set price, with total autonomy over internal fixtures and fittings. The homes will be 'A-rated' for energy efficiency and boast wet-piped underfloor heating throughout the ground floor. Of note will be the modern external design of each home, and contemporary interior finishes, with vaulted ceilings on the first floor and 'inside out' living areas leading out to each garden.

The site will benefit from having lovely green walks and a wildlife area for the use and benefit of its residents and to promote the occupancy of wildlife in this lovely semi-rural setting.

Further specification, site layout and plot build completion dates available by request through the joint selling agents, Smiths Property Experts and Frank Innes.

- Private driveway and a rear garden
- 2,278 square feet, including a single garage
- EPC rated 'A'

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A five-bedroom, three-bathroom detached family home. The living accommodation is laid across two floors and extends to 2,278 square feet, including the integral garage. There are two main reception rooms, including a superb open-plan 'living' kitchen, a utility room, and a downstairs WC. There will be a private driveway and private gardens.

The plot is available as a 'self-build' opportunity. The site contractors have installed all services, footings, block and beam floor, and the required ground-floor steels, ready for the eventual purchaser to progress and finish the build, with the on-site contractors willing to facilitate the rest of the build for a set price should the purchaser wish.

### Specification

- EPC rated 'A'
  - Eco-Friendly Engineering
  - Air source heat pump
  - Wet piped underfloor heating downstairs
  - Wood-burning stove as a secondary heat source
  - Electric vehicle charging point
  - Top-tier thermal performance windows
  - Superior insulation levels
  - Waste water heat recovery and rainwater harvesting systems
  - Solar PV panels and battery storage
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TOTAL FLOOR AREA : 2278 sq.ft. (211.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SITE PLAN SHOWN AS PROPOSED  
(SCALE 1:500)

## The Location

Woodhouse Meadows occupies a rarely available and picturesque setting on the edge of the village settlements of Blackfordby and Woodville. There are countryside walks on the doorstep, and the fully serviced historic market charter town of Ashby-de-la-Zouch is just 1.5 miles by car or bus.

Wider access to Derby, Birmingham, Nottingham, Loughborough, and Leicester is excellent via the nearby M42 motorway link. There are also a number of exceptional local private schooling options, including Repton, Trent College, Twycross House School and Loughborough Endowed Schools. Being within Leicestershire, residency provides access to the prestigious Ashby State schools, such as Ivanhoe School and Ashby School. Both Birmingham and East Midlands airports are accessible within a 30-minute car journey.

## Distances

Ashby-de-la-Zouch 3.9 miles, Derby 12 miles, Leicester 21 miles, Nottingham 26 miles, and Birmingham 30 miles.

Repton School 7 miles, Twycross House School 10 miles, Loughborough Endowed Schools 16 miles, and Trent College 19 miles.

EMA Airport 14 miles, BHX Airport 27 miles, and London Euston via rail from Tamworth from 1 hour 8 minutes.

(Distances and timings are approximate).



#### Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Plans are provided for general guidance and are not to scale. The current plans are subject to change. The images are an artist's impressions only and the final properties may look slightly different. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

#### Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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